141.0	0003	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,254,300 / 1,254,300
					USE VALUE:	1,254,300 / 1,254,300
					ASSESSED:	1,254,300 / 1,254,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O DAY MICHELLE C/BRENDAN F
Owner 2:	
Owner 3:	
Street 1:	48 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARTINIAN EMIN -
Owner 2:	BAKER ESME O -
Street 1:	48 WALNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .489 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Aluminum Exterior and 2456 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	21322.000	499,500	8,500	746,300	1,254,300
Total Card	0.489	499,500	8,500	746,300	1,254,300
Total Parcel	0.489	499,500	8,500	746,300	1,254,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.64 /Parcel: 510.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

90822

GIS Ref

GIS Ref

Insp Date

03/09/18

!10910!

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	499,500	8500	21,322.	746,300	1,254,300		Year end	12/23/2021
2021	101	FV	484,600	8500	21,322.	746,300	1,239,400		Year End Roll	12/10/2020
2020	101	FV	484,600	8500	21,322.	746,300	1,239,400	1,239,400	Year End Roll	12/18/2019
2019	101	FV	361,800	8600	21,322.	746,300	1,116,700	1,116,700	Year End Roll	1/3/2019
2018	101	FV	394,700	8600	21,322.	661,000	1,064,300	1,064,300	Year End Roll	12/20/2017
2017	101	FV	394,700	8600	21,322.	554,400	957,700	957,700	Year End Roll	1/3/2017
2016	101	FV	394,700	8600	21,322.	554,400	957,700	957,700	Year End	1/4/2016
2015	101	FV	366,700	8700	21,322.	479,700	855,100	855,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:34:39

LAST REV

Date	Time
04/23/18	11:34:58

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10910

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAP INV TRUST	48023-20		8/21/2006		785,000	No	No		
PARKER ADAMS SA	29891-331		3/9/1999	Convenience	99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2010	759	Redo Bat	27,700					RENO 2ND FLOOR BAT

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
11/5/2008	Meas/Inspect	163	PATRIOT
12/19/2006	MLS	MM	Mary M
11/23/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90822
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		21322		Sq. Ft.	Site		0	70.	0.50	8									746,270						746,300	

Total AC/HA:	0.48949	Total SF/SM:	21322	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	746,270	Spl Credit		Total:	746,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.11583853
Const Adj.:	0.98990101
Adj $ / SQ:	149.117
Other Features:	93000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560026
Depreciation:	60483
Depreciated Total:	499543

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

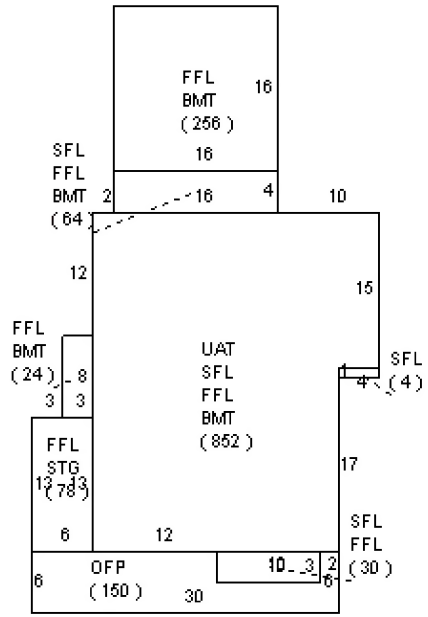
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.03
Special Features:	0	Val/Su Net:	128.37
Final Total:	499500	Val/Su SzAd	221.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,304	149.120	194,448
BMT	Basement	1,196	44.740	53,503
SFL	Second Floor	950	149.120	141,661
UAT	Upper Attic	213	102.150	21,757
OFP	Open Porch	150	27.220	4,083
STG	Storage	78	8.480	661

	Net Sketched Area:	3,891		Total:	416,113
Size Ad	2254	Gross Area	4530	FinArea	2456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	95	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1910	21.25	T	30	101			6,000			6,000
22	Wood Deck	D	Y	1	16X18	A	GD	1970	9.47	T	29.4	101			1,900			1,900
19	Patio	D	Y	1	12X12	G	GD	1970	6.07	T	29.4	101			600			600

More:	N	Total Yard Items:	8,500	Total Special Featues:		Total:	8,500